

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/18/2012	(3) CONTACT/PHONE Terry Wahler, Senior Planner / 781-5621	
(4) SUBJECT Submittal of three resolutions approving new and amended land conservation contracts (Clerk's File) pursuant to the California Land Conservation Act of 1965 (Districts 1, 2 & 5)			
(5) RECOMMENDED ACTION Adopt and instruct the chairperson to sign all resolutions approving new and amended land conservation contracts.			
(6) FUNDING SOURCE(S) Application Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$19,861.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { X } Consent    { } Presentation                      { } Hearing (Time Est. _____)    { } Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS { X } Resolutions    { X } Contracts    { } Ordinances    { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5th's Vote Required    { X } N/A	
(14) LOCATION MAP  Attached	(15) BUSINESS IMPACT STATEMENT?  No	(16) AGENDA ITEM HISTORY  { } N/A    Date ____11-6-12_____	
(17) ADMINISTRATIVE OFFICE REVIEW  Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 1 - District 2 - District 5 -			

## County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Ellen Carroll, Environmental Coordinator

DATE: 12/18/2012

SUBJECT: Submittal of three resolutions approving new and amended land conservation contracts (Clerk's File) pursuant to the California Land Conservation Act of 1965 (Districts 1, 2 & 5)

### **RECOMMENDATION**

Adopt and instruct the chairperson to sign all resolutions approving new and amended land conservation contracts.

### **DISCUSSION**

The following are brief descriptions of each applicant's request for a new (or amended) land conservation contract.

- A. FILE NUMBER AGP2011-00008 – Proposal by the Giacomazzi Trust, et al. to enter into a land conservation contract. The 452.5 acre property is located within the Agriculture land use category, on the northern side of Los Osos Valley Road approximately  $\frac{3}{4}$  of a mile east of the intersection of Los Osos Valley Road and Turri Road and approximately 2.5 miles east of the community of Los Osos. The site is in the Estero planning area. Assessor Parcel No.: 067-031-022; Supervisorial District No. 2
- B. FILE NUMBER AGP2010-00012 – Proposal by John Philbrick to add approximately 160 acres to an existing land conservation contract resulting in a total of 463 acres. The property is located within the Agriculture land use category on the northern side of Parkhill Road approximately  $\frac{3}{4}$  of a mile east of the intersection of River Road and Parkhill Road, approximately 3 miles due north of Pozo, and approximately 12.5 miles east of the Community of Santa Margarita. The site is in the Las Pilitas planning area. APN: 071-051-016; Supervisorial District No. 5
- C. FILE NUMBER AGP2012-00001 – Proposal by Dave Colmar to enter into a land conservation contract. The property consists of approximately 64 acres and is located within the Agriculture land use category at 1545 Willow Creek Road approximately 3.0 miles northwest of the intersection of Willow Creek road and Highway 46 West and approximately 4.0 miles northwest of the Urban Reserve Line of Templeton. The site is in the Adelaida planning area. Assessor Parcel No.: 039-031-009; Supervisorial District No. 1

The requests are for new standard form land conservation contracts or contract amendments.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

The new and amended agricultural preserves associated with these contracts were approved by your Board previously at public hearings and reviewed by both the Agricultural Preserve Review Committee and the Planning Commission earlier this year and recommended for approval. The Agricultural Preserve Review Committee includes representatives from the Agricultural Liaison Committee, the Assessor's Office, the Agriculture Department, the Department of Planning and Building and the Farm Advisor's Office. County Counsel reviewed and approved the resolution and contract as to form and legal effect.

## **FINANCIAL CONSIDERATIONS**

Approval of land conservation contracts usually results in a significant reduction in county tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the properties being considered today. The total estimated annual reduction in property taxes for the three properties is \$19,861.

## **RESULTS**

The approval and recording of the land conservation contract will keep the subject property in agricultural and compatible uses for an initial term of 20 years, and upon reaching ten years, maintain a ten year term thereafter.

## **ATTACHMENTS**

Attachment A1 – Resolution for adoption - AGP2011-00008 – Giacomazzi Trust, et al.  
Attachment A2 – Exhibit A – Agricultural Preserve and vicinity map - Giacomazzi  
Attachment B1 – Resolution for adoption - AGP2010-00012 – Philbrick, et al.  
Attachment B2 – Exhibit A – Agricultural Preserve and vicinity map - Philbrick  
Attachment C1 – Resolution for adoption - AGP2012-00001 – Dave Colmar  
Attachment C2 – Exhibit A – Agricultural Preserve and vicinity map - Colmar  
Attachment D – List of Clerk's Filed land conservation contracts